

# REAL ESTATE

Monthly Residential Sales

Citywide and Neighborhood Sales Summaries

Condominium Sales by Area, Affordability by Zip Code

Commercial, Apartment Building and Single Family Sales in 2005 and 2006

New Construction, New Condos, New Commercial, Active Projects



MIAMI BEACH  
FLORIDA'S 24-HOUR MARKETPLACE  
ECONOMIC DEVELOPMENT DEPARTMENT

# Miami Beach Monthly Residential Real Estate Sales

Housing Type: Period:	Condominium Month	2000:	2001:	2002:	2003:	2004:	2005:	2006:
January	Average	\$187,020	\$168,727	\$184,346	\$260,664	\$331,430	\$421,274	\$538,983
January	Count	148	182	150	104	199	283	158
January	Median	\$144,500	\$136,500	\$147,500	\$180,000	\$211,000	\$284,500	\$333,500
January	Total	\$27,679,000	\$30,708,400	\$27,651,932	\$27,109,066	\$65,954,650	\$119,220,500	\$85,159,300
February	Average	\$176,872	\$212,940	\$209,744	\$234,299	\$278,301	\$385,654	\$459,028
February	Count	162	146	225	183	228	238	238
February	Median	\$124,250	\$150,000	\$151,000	\$174,000	\$207,500	\$240,957	\$325,000
February	Total	\$28,653,300	\$31,089,199	\$47,192,397	\$42,876,800	\$63,452,600	\$91,785,700	\$109,248,700
March	Average	\$173,624	\$186,856	\$236,346	\$238,069	\$296,931	\$410,407	\$587,520
March	Count	235	155	254	228	349	414	201
March	Median	\$120,000	\$142,500	\$169,500	\$179,500	\$210,000	\$275,000	\$361,500
March	Total	\$40,801,700	\$28,962,702	\$60,031,865	\$54,279,632	\$103,628,950	\$169,908,500	\$118,091,500
April	Average	\$189,828	\$199,259	\$232,152	\$243,043	\$298,957	\$386,283	\$592,500
April	Count	223	235	250	203	432	421	2
April	Median	\$131,300	\$149,500	\$175,500	\$185,000	\$210,000	\$285,000	\$592,500
April	Total	\$42,331,700	\$46,825,832	\$58,037,966	\$49,337,800	\$129,149,400	\$162,625,140	\$1,185,000
May	Average	\$225,569	\$190,858	\$244,399	\$263,048	\$308,920	\$380,338	
May	Count	188	273	266	310	360	412	
May	Median	\$135,000	\$152,000	\$170,500	\$189,000	\$237,000	\$277,000	
May	Total	\$42,406,900	\$52,104,265	\$65,010,099	\$81,544,892	\$111,211,100	\$156,699,100	
June	Average	\$177,266	\$182,728	\$214,483	\$297,251	\$344,465	\$550,110	
June	Count	266	283	295	319	447	457	
June	Median	\$129,000	\$150,000	\$167,500	\$196,000	\$235,000	\$326,700	
June	Total	\$47,152,700	\$51,712,099	\$63,272,367	\$94,822,982	\$153,976,025	\$251,400,300	
July	Average	\$172,628	\$174,835	\$212,097	\$298,206	\$320,159	\$485,850	
July	Count	186	258	257	323	371	349	
July	Median	\$125,000	\$140,000	\$160,700	\$200,000	\$230,000	\$315,000	
July	Total	\$32,108,800	\$45,107,466	\$54,508,900	\$96,320,666	\$118,778,850	\$169,561,800	
August	Average	\$195,871	\$184,356	\$229,283	\$254,606	\$345,465	\$439,039	
August	Count	234	268	293	226	306	335	
August	Median	\$122,750	\$138,000	\$179,000	\$183,500	\$243,000	\$299,500	
August	Total	\$45,833,700	\$49,407,533	\$67,179,781	\$57,541,000	\$105,712,300	\$147,078,033	
September	Average	\$168,871	\$200,397	\$241,198	\$274,034	\$337,027	\$434,193	
September	Count	205	166	203	307	177	299	
September	Median	\$130,500	\$137,500	\$180,000	\$195,000	\$255,000	\$355,000	
September	Total	\$34,618,500	\$33,265,900	\$48,963,199	\$84,128,300	\$59,653,800	\$129,823,610	
October	Average	\$177,113	\$148,397	\$238,768	\$250,753	\$325,017	\$441,210	
October	Count	199	45	267	282	112	208	
October	Median	\$145,000	\$128,000	\$187,500	\$183,500	\$271,500	\$313,750	
October	Total	\$35,245,510	\$6,677,866	\$63,750,931	\$70,712,300	\$36,401,900	\$91,771,610	
November	Average	\$165,645	\$157,225	\$185,646	\$227,011	\$348,253	\$469,096	
November	Count	220	75	72	179	301	341	
November	Median	\$133,000	\$141,500	\$165,200	\$175,000	\$255,000	\$277,000	
November	Total	\$36,442,000	\$11,791,900	\$13,366,533	\$40,634,900	\$104,824,300	\$159,961,900	
December	Average	\$190,958	\$200,487	\$205,538	\$302,443	\$386,235	\$433,646	
December	Count	243	194	45	220	385	284	
December	Median	\$140,000	\$150,000	\$190,000	\$204,400	\$257,000	\$298,000	
December	Total	\$46,402,900	\$38,894,533	\$9,249,200	\$66,537,450	\$148,700,500	\$123,155,333	

# Miami Beach Monthly Residential Real Estate Sales

Housing Type: Period:	Residential Month	2000:	2001:	2002:	2003:	2004:	2005:	2006:
January	Average	\$450,338	\$934,013	\$882,659	\$816,518	\$1,523,807	\$1,482,867	\$1,729,921
January	Count	24	21	22	9	27	36	19
January	Median	\$307,800	\$350,000	\$490,000	\$475,000	\$800,000	\$808,100	\$1,082,000
January	Total	\$10,808,100	\$19,614,266	\$19,418,500	\$7,348,666	\$41,142,800	\$53,383,200	\$32,868,500
February	Average	\$826,546	\$827,026	\$570,601	\$727,500	\$1,220,761	\$1,879,767	\$2,390,655
February	Count	41	27	33	17	28	33	22
February	Median	\$455,000	\$380,000	\$430,000	\$530,000	\$642,500	\$912,500	\$1,095,000
February	Total	\$33,888,400	\$22,329,700	\$18,829,833	\$12,367,500	\$34,181,300	\$62,032,300	\$52,594,400
March	Average	\$689,433	\$755,582	\$731,357	\$1,205,343	\$1,282,449	\$1,865,886	\$2,030,700
March	Count	30	22	46	21	32	35	25
March	Median	\$443,000	\$655,000	\$510,000	\$780,000	\$668,000	\$1,140,000	\$1,664,250
March	Total	\$20,683,000	\$16,622,800	\$33,642,400	\$25,312,200	\$41,038,366	\$65,306,000	\$50,767,500
April	Average	\$546,414	\$452,408	\$751,408	\$991,450	\$1,167,115	\$1,201,312	\$800,000
April	Count	42	38	40	18	54	41	1
April	Median	\$347,500	\$360,000	\$532,500	\$722,500	\$717,500	\$808,300	\$800,000
April	Total	\$22,949,375	\$17,191,500	\$30,056,300	\$17,846,100	\$63,024,200	\$49,253,800	\$800,000
May	Average	\$622,402	\$743,290	\$1,080,241	\$938,648	\$1,258,928	\$1,691,754	
May	Count	44	53	41	42	40	59	
May	Median	\$440,000	\$429,300	\$515,000	\$650,000	\$706,250	\$914,000	
May	Total	\$27,385,700	\$39,394,348	\$44,289,900	\$39,423,233	\$50,357,100	\$99,813,500	
June	Average	\$636,588	\$686,919	\$826,567	\$747,536	\$1,409,892	\$1,439,212	
June	Count	51	36	53	50	60	49	
June	Median	\$415,000	\$530,000	\$560,000	\$556,500	\$927,500	\$948,000	
June	Total	\$32,466,000	\$24,729,100	\$43,808,033	\$37,376,800	\$84,593,500	\$70,521,400	
July	Average	\$865,874	\$901,930	\$737,045	\$639,077	\$1,265,372	\$1,646,967	
July	Count	35	54	33	43	47	44	
July	Median	\$510,000	\$488,500	\$547,750	\$510,000	\$760,000	\$1,107,500	
July	Total	\$30,305,600	\$48,704,200	\$24,322,500	\$27,480,300	\$59,472,500	\$72,466,533	
August	Average	\$508,349	\$697,497	\$923,550	\$1,146,500	\$2,130,096	\$1,477,636	
August	Count	37	54	33	27	26	47	
August	Median	\$353,000	\$480,000	\$527,166	\$562,500	\$822,500	\$967,500	
August	Total	\$18,808,900	\$37,664,833	\$30,477,166	\$30,955,500	\$55,382,500	\$69,448,900	
September	Average	\$1,292,658	\$518,617	\$708,763	\$1,114,824	\$967,920	\$1,462,629	
September	Count	26	30	19	34	15	32	
September	Median	\$407,500	\$391,500	\$411,500	\$715,000	\$750,000	\$780,000	
September	Total	\$33,609,100	\$15,558,500	\$13,466,500	\$37,904,000	\$14,518,800	\$46,804,133	
October	Average	\$577,512	\$427,200	\$705,141	\$801,610	\$991,700	\$3,350,926	
October	Count	41	5	37	31	10	17	
October	Median	\$452,500	\$373,000	\$465,000	\$587,000	\$818,500	\$850,000	
October	Total	\$23,678,000	\$2,136,000	\$26,090,200	\$24,849,900	\$9,917,000	\$56,965,750	
November	Average	\$674,160	\$690,250	\$496,429	\$1,119,015	\$837,843	\$1,037,868	
November	Count	25	12	7	20	35	31	
November	Median	\$420,000	\$376,250	\$540,000	\$732,500	\$625,000	\$970,000	
November	Total	\$16,854,000	\$8,283,000	\$3,475,000	\$22,380,300	\$29,324,500	\$32,173,900	
December	Average	\$506,345	\$438,721	\$230,000	\$1,184,622	\$1,123,248	\$2,000,977	
December	Count	38	31	1	27	44	39	
December	Median	\$388,300	\$435,000	\$230,000	\$810,000	\$800,000	\$1,285,000	
December	Total	\$19,241,100	\$13,600,366	\$230,000	\$31,984,800	\$49,422,900	\$78,038,100	

# Miami Beach Monthly Residential Real Estate Sales

Housing Type: Period:	Condominium Quarter	2000:	2001:	2002:	2003:	2004:	2005:	2006:
Q1	Average	\$178,228	\$187,910	\$214,430	\$241,292	\$300,304	\$407,395	\$523,450
Q1	Count	545	483	629	515	776	935	597
Q1	Median	\$125,000	\$142,000	\$155,000	\$176,350	\$210,000	\$270,000	\$335,000
Q1	Total	\$97,134,000	\$90,760,301	\$134,876,194	\$124,265,498	\$233,036,200	\$380,914,700	\$312,499,500
Q2	Average	\$194,817	\$190,445	\$229,742	\$271,281	\$318,270	\$442,422	\$592,500
Q2	Count	677	791	811	832	1,239	1,290	2
Q2	Median	\$131,300	\$150,000	\$170,000	\$190,000	\$230,000	\$289,000	\$592,500
Q2	Total	\$131,891,300	\$150,642,196	\$186,320,432	\$225,705,674	\$394,336,525	\$570,724,540	\$1,185,000
Q3	Average	\$180,098	\$184,654	\$226,629	\$278,026	\$332,722	\$454,185	
Q3	Count	625	692	753	856	854	983	
Q3	Median	\$128,000	\$137,750	\$175,000	\$190,000	\$234,250	\$317,800	
Q3	Total	\$112,561,000	\$127,780,899	\$170,651,880	\$237,989,966	\$284,144,950	\$446,463,443	
Q4	Average	\$178,384	\$182,689	\$224,913	\$261,211	\$363,317	\$450,047	
Q4	Count	662	314	384	681	798	833	
Q4	Median	\$139,000	\$145,000	\$182,000	\$187,000	\$255,000	\$295,500	
Q4	Total	\$118,090,410	\$57,364,299	\$86,366,664	\$177,884,650	\$289,926,700	\$374,888,843	

Housing Type: Period:	Residential Quarter	2000:	2001:	2002:	2003:	2004:	2005:	2006:
Q1	Average	\$688,205	\$836,668	\$711,789	\$958,050	\$1,337,500	\$1,737,707	\$2,064,097
Q1	Count	95	70	101	47	87	104	66
Q1	Median	\$400,000	\$462,500	\$475,000	\$575,000	\$725,000	\$895,000	\$1,300,000
Q1	Total	\$65,379,500	\$58,566,766	\$71,890,733	\$45,028,366	\$116,362,466	\$180,721,500	\$136,230,400
Q2	Average	\$604,387	\$640,275	\$881,748	\$860,419	\$1,285,551	\$1,473,750	\$800,000
Q2	Count	137	127	134	110	154	149	1
Q2	Median	\$400,000	\$429,300	\$535,000	\$605,000	\$797,500	\$880,000	\$800,000
Q2	Total	\$82,801,075	\$81,314,948	\$118,154,233	\$94,646,133	\$197,974,800	\$219,588,700	\$800,000
Q3	Average	\$844,118	\$738,605	\$803,131	\$926,344	\$1,470,157	\$1,534,305	
Q3	Count	98	138	85	104	88	123	
Q3	Median	\$402,500	\$472,500	\$523,583	\$555,000	\$760,000	\$977,500	
Q3	Total	\$82,723,600	\$101,927,533	\$68,266,166	\$96,339,800	\$129,373,800	\$188,719,566	
Q4	Average	\$574,741	\$500,403	\$662,116	\$1,015,577	\$996,229	\$1,921,583	
Q4	Count	104	48	45	78	89	87	
Q4	Median	\$420,000	\$407,500	\$480,000	\$633,000	\$750,000	\$1,125,000	
Q4	Total	\$59,773,100	\$24,019,366	\$29,795,200	\$79,215,000	\$88,664,400	\$167,177,750	

Housing Type: Period:	Condominium Year	2000:	2001:	2002:	2003:	2004:	2005:	2006:
Annual	Average	\$183,211	\$187,082	\$224,375	\$265,550	\$327,637	\$438,751	\$523,680
Annual	Count	2,509	2,280	2,577	2,884	3,667	4,041	599
Annual	Median	\$156,000	\$145,000	\$170,000	\$190,000	\$240,500	\$310,000	\$350,000
Annual	Total	\$459,676,710	\$426,547,695	\$578,215,170	\$765,845,788	\$1,201,444,375	\$1,772,991,526	\$313,684,500

Housing Type: Period:	Residential Year	2000:	2001:	2002:	2003:	2004:	2005:	2006:
Annual	Average	\$669,763	\$694,069	\$789,332	\$929,880	\$1,273,626	\$1,633,278	\$2,045,230
Annual	Count	434	383	365	339	418	463	67
Annual	Median	\$403,750	\$435,000	\$500,000	\$600,000	\$760,000	\$920,750	\$1,250,000
Annual	Total	\$290,677,275	\$265,828,613	\$288,106,332	\$315,229,299	\$532,375,466	\$756,207,516	\$137,030,400